

LANDLORD AND TENANT.

In a report on the agriculture of Norfolk by Mr. Barugh Almack, published in the last part of the journal of the Royal Agricultural Society of England, there is a valuable chapter on "Tenure," wherein the writer very properly urges:—

"1st. That to induce a man to exert to the utmost such ability as he possesses, you must shew him that his doing so will be rewarded by benefits to himself, and not merely to others, who have no just claim to the exclusive advantages of the fruit of his labour; in other words, to prompt men to great and extraordinary industry, you must satisfy them they shall certainly be rewarded for their exertions, by at least participating in those permanent improvements which they alone have created.

"2nd. That, in order to gain the advantage of first-rate talent, added to sufficient capital, you must not trust to chance, but hold out some advantages to attract and secure to yourself those select men as tenants."

The late Mr. Coke (afterwards Earl of Leicester), to whom Norfolk owes great part of its fame as an agricultural district, acted on these principles, and both granted leases and offered inducements to good tenants.

"To secure the assistance and advantages of first-rate talent in the improvement of his estates," says Mr. Almack, "Mr. Coke gave, not only security that each should reap a certain portion of the benefits arising from his own exertions and skill, but he provided superior houses, and other accommodation, for his first-class tenants. This, undoubtedly, was well adapted to the object in view. I am not about to advocate a great outlay, in every case, on farm-houses and farm-buildings, nor any outlay inconsistent with the occupation and business of the tenants; but there should be, on all farms, such buildings, conveniently arranged, as are necessary for the economical carrying on of the farm, and no more than are necessary, so that they may be kept in good order at moderate expense.

"There should also be such a dwelling-house as is suitable for the management of the farm, and appropriate, as a residence, for the family of a man who possesses talent, and such an amount of capital, as is invested in that occupation. When, in any thing, we are determined to have the best of its kind, we must be prepared to pay the best price for it, more especially in this case, when the value is certainly known to the party who has it to dispose of."

The advantages of this course are so apparent, that we might expect to find it universally followed. Such, however, is not the case; for though landlords may admit it to be the best means of obtaining great and permanent improvement in the soil, they are not willing to give up the power they have over their own property.

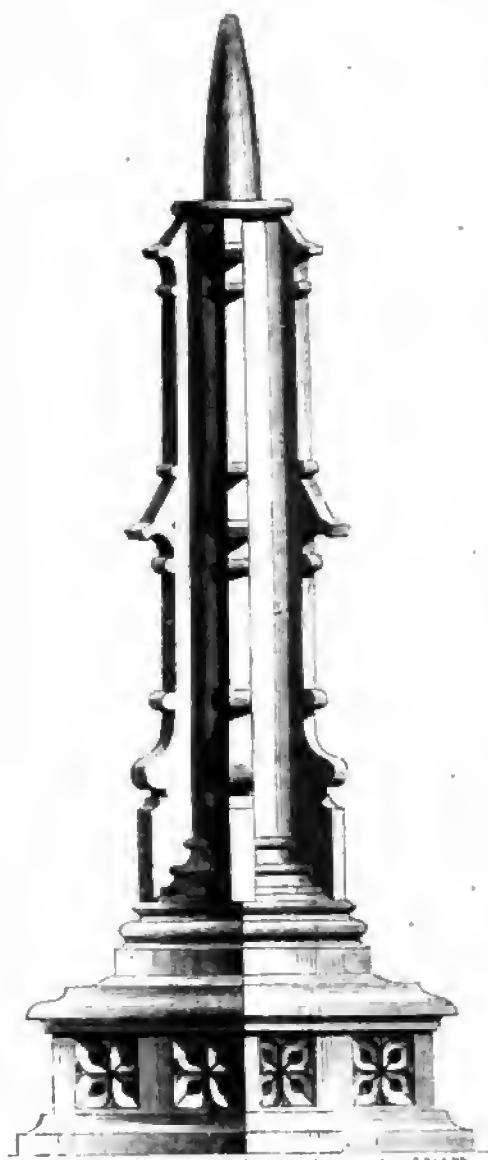
In order to meet this objection, Mr. Almack says,—"I would venture to submit, that if Great Britain were divided into three parts, and each let separately under one of the following agreements, all the land might be cultivated in the highest possible manner; for, although this division would allow each owner and each tenant to select the one agreement best suited to his own feelings, all would be so far founded on justice to the party who expended his capital for the improvement of the soil, as to insure the most liberal outlay of it:

"1st. Leases.

"2nd. Insert a clause in the lease granted, under which the owner should have the power to cancel it, on giving eighteen months' notice, and paying to the tenant such sum as two arbitrators (one for each party) should think a fair compensation to the tenant for his permanent improvements, bearing in mind all the circumstances of the case affecting landlord or tenant.

"3rd. By giving the tenant a clause, under an agreement as a yearly tenancy, by which he would be entitled to a fair and equitable allowance for all permanent improvements made at his expense, but with the sanction of the owner, on written notice of such intended improvements having been given to the latter or his agent, and not having been answered within a given period, or in time to prevent that outlay which the owner of the land would not sanction."

We recommend this view of the question to the consideration of all landowners.



LETTERN-STAND, LITTLEBURY CHURCH.

THE reading-desk in the choir of ancient churches was termed a lettern, or lecturn, from *lego*, to read; and a reader was called a lecturer, or lecturer. The earliest letterns known in this country are of wood, but many are found of brass, often in the shape of an eagle, with extended wings, upon a pedestal. The annexed engraving represents the lower part of a lettern belonging to Littlebury Church near Audley End, Essex. It was found by our artist about two years ago in a lumber-room attached to the church, where also, amongst other rubbish, was the font-cover. The plan of the stand is six-sided; each side is slightly curved inward. It belongs to the last period of pointed architecture.

WORKS IN THE PROVINCES.

AT Portsmouth, the fortifications are being repaired and strengthened. The old gun-carriages on the King's Bastion have been replaced by new, and eight 32-pounders, instead of four, mounted. Blockhouse Fort, commanding the mouth of the harbour, will shortly display a double instead of a single (as formerly) row of teeth; and it is contemplated to remove the old victualling store, upon which stands the old telegraph on the platform, in order to extend the Platform Battery to the Round Tower. Works will also be erected on Southsea Common, between the Castle and the King's Bastion.

At Wolverhampton, a project is on foot to establish a company for the purpose of supplying the town with water. The services of Mr. Thomas Wickstead, the engineer, have been secured. The estimated outlay required is 25,500*l*.

At Louth, a public meeting was lately

held, for the purpose of determining the best mode of testifying respect for the memory of the late William Allison; when it was resolved that the most appropriate mode of testifying the public estimation of his worth would be in the erection of alms-houses in the town of Louth, to be called "Allison's Alms-houses," the patronage of which shall be invested in the family and descendants of the deceased, in such manner as shall be hereafter settled by a deed of trust. Subscriptions were forthwith entered into.

At Southend, the extension of the pier is proceeding so rapidly as to leave no doubt of its being completed early in the approaching season. With the exception of only twenty-seven piles, the whole of them have been driven, and most of them braced. The planking is also ready, and the workmen are employed in preparing the railing, which is to be of wood. This important addition, when completed, will afford to the visitors a distinct view of the fleets, both inward and outward bound,